

MULT-TENANT MIXED USE INVESTMENT OPPORTUNITY



740 Dufferin Avenue

WINNIPEG, MB





DUFFERIN AVENUE

36,823 sq. ft.
total land area

42,092 sq. ft.
total rentable area

396 ft.
frontage on Henry

\$1.75M
asking price

\$41.58
price per sq. ft.

\$131,015
projected NOI

Property Overview

740 Dufferin Avenue is centrally located in the North end of Winnipeg in close proximity to Downtown. The Property is surrounded by a mix of industrial businesses as well as single and multi-family residential homes. The CPR Winnipeg Yards are at the rear of the property on the south side of Jarvis Avenue. This location benefits from its location northwest of Downtown Winnipeg and adjacent retail amenities along McPhillips Avenue. The site offers visibility on Dufferin Avenue and direct access to the Arlington Street Bridge connecting the site to Downtown Winnipeg and south Winnipeg.



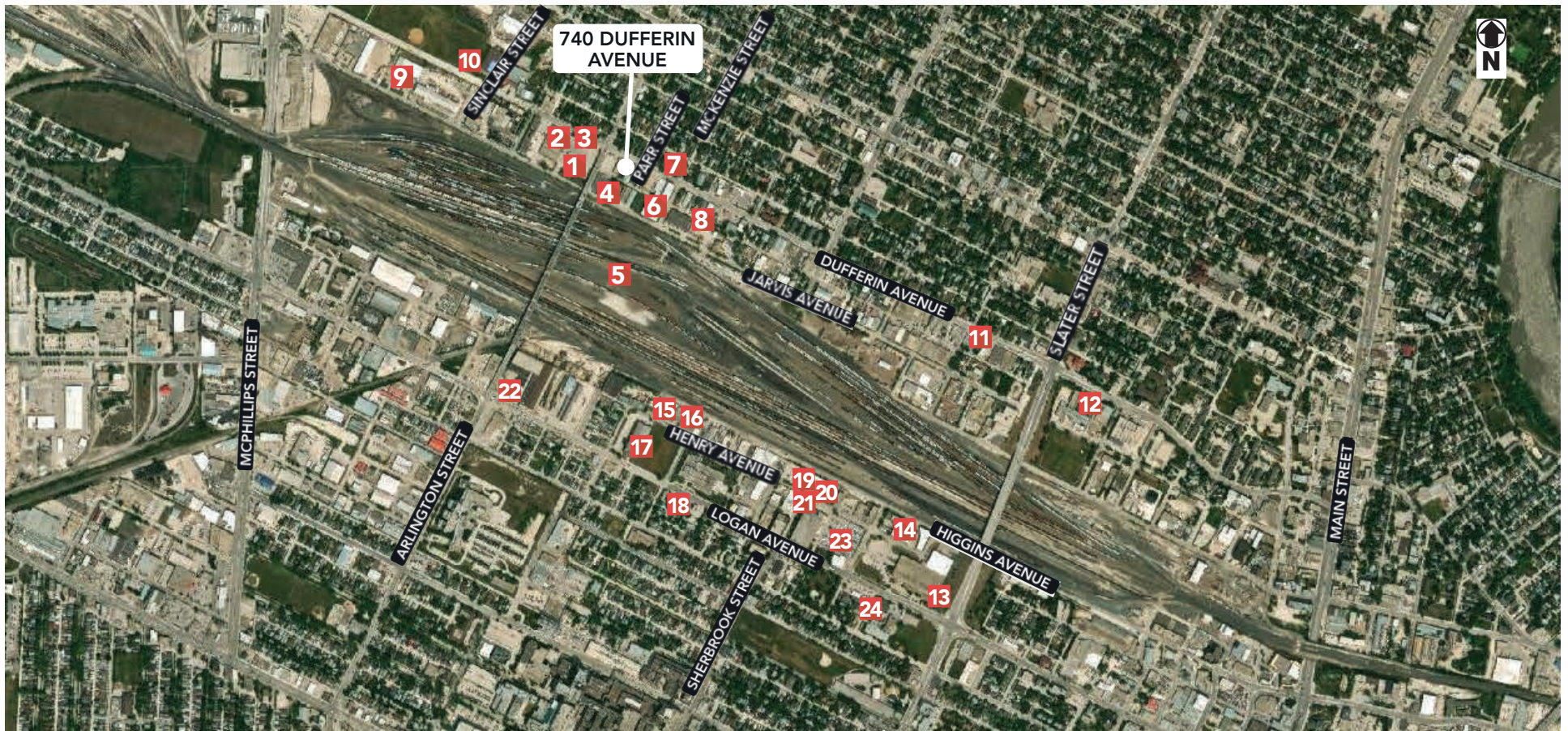
Property Overview



SITE DESCRIPTION	Multi-tenant warehouse with full basement and adjacent vacant parcel of land
LEGAL DESCRIPTION	LOT 2 & 3 PLAN 69584 WLTO IN RL 35 PARISH OF ST. JOHN
ROLL NUMBERS	14100132230 14100132225
BUILDING AREA (+/-)	42,092 sq. ft.
LAND AREA	70 Dufferin Avenue 29,539 sq. ft. Vacant Land 7,284 sq. ft. Total 36,823 sq. ft.
STOREYS	4 Storeys/1 Storey Warehouse
LOADING	4 Dock Level Doors
ZONING	M1 - Manufacturing Light
YEAR BUILT	Original Building: 1907 Addition: 1964
CONSTRUCTION	Original Building: Woodframe Addition: Steelframe
EXTERIOR	Brick Masonry
ROOF	Spray Foam
FREIGHT ELEVATOR	Yes - 1.5 tons
SPRINKLERS	Fully Sprinklered

Area Overview

1. Sobeys Cash and Carry: 840 Dufferin Ave.
2. J.D. Environmental Ltd.: 862 Dufferin Ave.
3. Astra Autobody: 768 Dufferin Ave.
4. United Unlimited Importers Exporters Wholesale: 797 Jarvis Ave.
5. CPR Railyards
6. Winnipeg River Charter Services: 30 McKenzie Street
7. Winnipeg Old Country Sausage: 691 Dufferin Ave.
8. Gimli Fish Market: 596 Dufferin Ave.
9. MJ Roofing & Supply: 909 Jarvis Ave.
10. North Centennial Seniors Association: 86 Sinclair St.
11. Maple Leaf Autobody & Glass: 492 Dufferin Ave.
12. RB Russell Vocational School: 364 Dufferin Ave.
13. Western Glove Works: 555 Logan Ave.
14. Fur Harvesters Auction Inc. 567 Henry Ave.
15. Natural Bakery: 769 Henry Ave.
16. Mr. Rooter Plumbing of Winnipeg: 753 Henry Ave.
17. Pioneer Arena
18. JC Wilt Infectious Diseases Research Centre: 740 Logan Ave.
19. Arctic Glacier Premium Ice Inc.: 625 Henry Ave
20. Sound Concepts: 599 Henry Ave.
21. Vehicle and Equipment Management Agency: 625 Henry Ave.
22. CPKC Railway: 901 Logan Ave.
23. Westwood Mechanical: 601 Logan ave
24. Dufferin School



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